

From: Marchant Schneider
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CC: Adamo, Sam; Bryan, Nancy; Danielson, Todd; Gorney, Joe; Howard-O'Bri...
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Subject: Tuesday PC Worksession - LCPS Lenah Property
Attachments: 09-16-08 PC BRIEFING QUESTIONS.doc

Good afternoon, Commissioners.

John and I have organized the Commission's questions regarding the Lenah Property into several topics to help facilitate the Commission's discussion of the application.

The tentative plan is to have the Commission tackle utility and General Plan policy questions tomorrow (please see the attached outline).

We've arranged to have Karen Arnold from LCSA/Loudoun Water attend the worksession to answer questions specific to water/sewer service for the schools. She has asked that her group be able to present at the beginning of the worksession. LCPS representatives will be available to discuss contract specific questions (i.e. who is responsible for delivery of the improvements, contingencies, etc.).

Following the utility discussion, Joe Gorney and Cindy Keegan from Community Planning Division will present several slides elaborating on the Division's review of the application (General Plan policies) as well as answer policy questions posed by several Commissioners at the PC Briefing. We anticipate having information regarding student attendance estimates, residential building permits, etc. available for the discussion.

The remaining topics (transportation, site-specific questions, fire-rescue, miscellaneous/procedural, etc.) will be scheduled for discussion at the September 23 worksession.

Please let us know if you have any questions or require additional information.

See you tomorrow evening!

Marchant

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UTILITIES

1. Who is paying for utility extensions (water and sewer) to serve the schools?
2. What part of the sales price for the site represents the cost of utilities?
3. What are the plans to extend water from Braddock Road and sewer from Goshen Road. What is the status and schedule?
4. Where have utilities been extended in the area and what is the cost and triggers for extending utilities to serve the schools?
5. How many easements are needed to extend utilities to the schools? How many landowners will need to grant easements?
6. Describe the Lenah Run water system.
7. ~~What studies have been done to project the impact of the proposed irrigation well on surrounding wells?~~ (well option removed at request of Applicant).
8. What is the status of the cistern for use by the schools?
9. What assurances are provided that utilities will be extended in time for opening of the schools?
10. Explain the develop condition that “the Applicant shall extend public utilities to the Property at no cost to the County.”

GENERAL PLAN

11. Staff to elaborate on how the site conforms with the Revised General Plan (RGP).
12. RGP School Policy 4 that public schools be located at the focus of the attendance area:
 - a. How are student population numbers derived?
 - i. Explain Capital Intensity Factor (CIF) / student generation formula. How and when formula was derived and is it accurate.
 - b. Compare students attending HS-7 to total number of students in Suburban Policy Area (Dulles).
 - c. Provide current student attendance for Stone Hill, Mercer, and associated elementary schools.
 - d. Provide the most recent number of building permits issued in the following areas:
 - i. Upper Broad Run Policy Area and Suburban Policy Area.
 - ii. Suburban Policy Area south of Route 50 (east of Transition Area, north of Braddock Road, east of Fairfax County line).
 - e. Identify residential units approved but unbuilt within Upper Broad Run Policy Area and Suburban Policy Area south of Route 50. What is the anticipated student generation from these units?
 - f. What is the student generation from by-right projects approved in the Lenah area? What percentage of the schools will be made up of these students?

13. RGP School Policy 2 to minimize transportation costs:
 - a. What is the per student transportation cost for students attending the proposed high school and middle school versus students attending Freedom High School and Mercer Middle School. Assume “walk zones” for Mercer.
14. RGP refers to civic uses as part of villages. Upper Broad Run Subarea has no villages. Are civic uses therefore not permitted in Upper Broad Run? What is RGP position on civic uses when no villages recommended?
15. What is the plan for pedestrian connections? Will schools be linked to adjacent neighborhoods by sidewalks or trails on both sides of roadways and crosswalks, and where possible, linked to greenways or trails?
16. What is the rationale for co-locating the schools?